

Dexter Downtown Development Authority

JUNE 17, 2021 <> 7:30AM

Virtual Meeting

MINUTES

1. Call to Order: Called to order at 7:33 AM on June 17, 2021 by Vice-Chairman Don Darnell.

2. Roll Call

Doug Finn – Absent

Don Darnell – Attending remotely in Dexter Township, Washtenaw County, Michigan

Mike Fitzpatrick – Attending remotely in the City of Dexter, Michigan

Carol Jones – Attending remotely in the City of Dexter, Michigan

Shawn Keough – Attending remotely in the City of Dexter, Michigan

Patrick Becker – Absent

Rich Bellas – Attending remotely in the City of Dexter, Michigan

Mike Penn – Attending remotely in the City of Dexter, Michigan

Karen Magdich – Attending remotely in the City of Hingham, Massachusetts

Phil Mekas – Arrived at 7:37 AM, attending remotely in the City of Dexter, Michigan

Fred Schmid – Attending remotely in Sylvan Township, Washtenaw County, Michigan

Randy Willis – Attending remotely in Webster Township, Washtenaw County, Michigan

Also in remote attendance: Michelle Aniol, Community Development Manager.

3. Approval of Minutes from the May 20, 2020 Regular Meeting

Motion Keough; support Schmid to approve the minutes of the Regular Meeting of May 20, 2021 as presented.

Ayes: Bellas, Darnell, Fitzpatrick, Jones. Keough, Magdich, Penn, Schmid and Willis

Nays: None

Absent: Becker, Finn and Mekas

Motion carries

4. Approval of Agenda:

Motion Keough; support Willis to approve the agenda as presented.

Ayes: Willis, Schmid, Penn, Magdich, Keough, Jones, Fitzpatrick, Darnell and Bellas

Nays: None

Absent: Mekas, Finn and Becker

Motion carries

5. Pre-arranged Audience Participation: *None*

6. Non-Arranged Citizen Participation: *None*

7. Treasurer's Report: *Treasurer Mike Fitzpatrick provided information on the June Treasurer's Report.*

- a. June Invoices: *One invoice from DTE in the amount of \$37,500 for the Substation Property Swap.*

Motion Willis; support Schmid to pay the one invoice to DTE in the amount of \$37,500 for the substation property swap.

Ayes: Darnell, Jones, Mekas, Willis, Keough, Penn, Bellas, Fitzpatrick, Magdich and Schmid.

Nays: None

Absent: Becker and Finn

Motion carries

- b. Treasurer's Report –June 2021

Motion Willis; support Bellas to approve the June 2021 DDA Treasurer's Report.

Ayes: Darnell, Fitzpatrick, Jones, Keough, Bellas, Penn, Magdich, Mekas, Schmid and Willis

Nays: None

Absent: Becker and Finn

Motion carries

8. Correspondence / Communications: None

9. Action Items: None

10. Discussion and Updates

- a. Trash enclosure discussion

Ms. Aniol explained the details regarding the dumpster located between Broad Street and Alpine Street which was to be a shared access for the businesses in this area. This agreement has expired and has not been renewed. Currently the City is looking for property either for sale or as an easement in order to locate a dumpster for shared access with businesses. Discussion followed. Consensus of the Board was not to purchase additional property. DDA requested staff provide the Board with a copy of the former agreement, and then schedule a meeting with the property owner and Mayor Keough.

Also discussed was the ownership of the steps at the back of the north side of Main Street and who owns them and who should be maintaining them. Discussion followed. Staff will continue to search for documentation.

11. Reports:

a. Mayor– Shawn Keough

Mayor Keough includes his written report per packet and provided the following updates:

- *Good news to report – The City is the owner of 3515 Broad Street by a unanimous vote at the June 14, 2021 City Council meeting. There are some improvements that will need to be made, but we hope to close by July 1, 2021.*
- *Also, at the June 14, 2021 the Millage rate was approved and it will stay the same for 2021-2022. The water sewer rates were increased, 3% for water and 7% for sewer. On June 28, 2021 Council will adopt the budget.*
- *I recently participated in tour of Mill Creek Park on May 22, 2021 with 18 people from Northville attending*

b. Staff – Michelle Aniol

Ms. Aniol includes her written report per packet and provided the following updates:

- *The ADU Text Amendment of the Ordinances has been approved and will be in use by June 30, 2021.*
- *Staff is excited for the City Hall offices and Building.*
- *In regards to the Zoning Ordinance updates, a link to a presentation from CWA on form-based code has been provided and I encourage Planning Commission, City Council and DDA to look at it for an understanding of what form-based code means.*
- *Boxwood Cottage has closed at 3216 Alpine Street and it will become Sarah's Family Barbers.*
- *The flower planters have been put out on the barricades with Riverview placing their own out at their site. The banners for the barricades are on order and should be in this week. The DPW will put them up.*
- *Mr. Mekas will be adding lights to his palettes and providing his own flowers.*
- *For the Broad Street walkway – Ms. Dudek of the Dexter Bakery has submitted outdoor seating plans, which includes an alternative suggestion for the outdoor lighting. She was encouraged to seek an agreement on the original plan.*

12. Chairman's Report: Next meeting – July 15, 2021

- ### a.
- Vice Chairman Darnell mentioned an issue with those barricades that are covered with the palettes and those covered with the banners as they do not reflect the coloring scheme for a warning. Discussion followed.*

Ms. Magdich and staff will meet to evaluate potential safety liability issues and report back at the next DDA meeting.

13. Non-Arranged Citizen Participation: *None*

14. Adjournment

Motion Schmid; support Magdich to adjourn the meeting at 8:50 AM

Unanimous voice vote approval with Becker and Finn absent.

Respectfully submitted,

Carol J. Jones, Secretary

Approved for Filing: July 15, 2021